

Netherfield Farm  
Penistone  
Barnsley  
S36 7BU

for Dr J McNamara

Structural Inspection for  
Conversion of the existing Agricultural Building to a Residential  
Property.

Date of survey: 16<sup>th</sup> March 2021

## Purpose of Structural Survey and Report

The purpose of the structural survey and report is to assess the suitability of a change of use of the agricultural property to a residential property.

## Existing Structure

The existing property comprises a three storey residential dwelling, a two storey part agricultural part residential dwelling and a two storey agricultural building. The ground floor of the two storey building appears to have been used as a milking parlour or stables and the first floor was used as a hayloft. Entry to the hayloft is via a steel stairway through the original hayloft door at the rear of the property adjacent to the access driveway. The ground floor is accessed through an open archway at the front of the property.

The agricultural building was constructed in 1808 and comprises a stone/slate, rafter and purlin roof with a 500mm thick solid stonework wall construction. The timber first floor is supported on steel beams running parallel to the gable wall. The ground floor is solid concrete.

The residential property was built some time after the agricultural building and abuts the building.

Currently the first floors of the two storey building are divided into two uses; the half of the building abutting the residential property has been converted into bedrooms whilst the original hayloft remains empty. It would appear that the first floor was intentionally divided as the wall separating the hayloft is supported by an original beam over the currently disused ground floor.

The two storey residential property enjoys a flying freehold over part of the ground floor agricultural building.

## Proposed Change of Use

Proposals are in place to convert the two storey agricultural building and the two storey agricultural and residential building into a new residential dwelling. The flying freehold over the current agricultural building property will partially remain. The proposal is to

convert the original hayloft and ground floor into a residential property. The roof of the remaining hayloft will be lifted to give adequate headroom for the proposed bedrooms and will complement the existing roof. The proposed roof structure will comprise proprietary trusses and the existing stone/slate tiles will be re-used to match the existing building. The first floor will remain as it is. The existing concrete ground floor will be retained and a new floating ground floor constructed over at a slightly higher level.

### Structural Assessment

The roof trusses will be designed by a proprietary manufacturer.

The existing timber first floor comprises timber joists supported on universal beams. The loading from the proposed residential property will be considerably less than that of its original usage, a hay barn and more lately storage for a fuel tank. Neither the joists nor universal beams show any signs of stress and are in good condition.

The existing stonewalls show no signs of structural damage or movement so it can be assumed the foundations are adequate.

The proposed loadings on the floors, walls and foundations will be less than that when the building was used as an agricultural building and, as there is no evidence of any structural damage at the property, the change of usage will not be of any detriment to the overall structure of the existing property.